

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property, situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 412.2f to allow a free-standing replacement, double-faced ID sign of 181.3 sq. ft. in lieu of the allowable 100 sq. ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Better visibility for the motoring public.
2. To convert the existing sign, price box, and slanted pole to Crown's new I.D. logo and image.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
P.O. Box 1168
Address: _____
Baltimore, MD 21203
City and State
Attorney's Telephone No.: 539-7400

Legal Owner(s): _____
(Type or Print Name)
By: _____
Signature: J. Gregory Yawman
Assistant Secretary of Crown Stations, Inc.
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
B. F. Mannion, Real Estate Representative
Name: _____
Crown Central Petroleum Corporation
1 N. Charles Street-21201
Address: _____
Phone No.: 532-7400

MAP NE 2A
E. D. 30
DATE 6/10/87
200
1000
DP
N 31400
2405

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of January, 1987, at 9:30 o'clock A.M.

Carl Lee
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of December, 1986.

Arnold Jablon
Zoning Commissioner

Petitioner: Crown Stations, Inc.
Petitioner's Attorney: Andrew Lapayowker, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: December 19, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-292-A, 87-293-A and 87-294-A

If the replacement is the same approximate size as the existing sign, this office offers no comment. If the replacement is to be significantly larger than the existing sign, this office is opposed.

NEG:JGH:slb



CPS-008

RECEIVED
DEC 23 1986

ZONING OFFICE

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 7, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Andrew Lapayowker, Esquire
P.O. Box 1168
Baltimore, Maryland 21203

RE: Item No. 177 - Case No. 87-292-A
Petitioner: Crown Stations, Inc.
Petition for Zoning Variance

Dear Mr. Lapayowker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: B.F. Mannion
Crown Central Petroleum Corp.
1 N. Charles Street
Baltimore, Maryland 21201

MICROFILMED



Maryland Department of Transportation

State Highway Administration

RECEIVED
NOV 25 1986

ZONING OFFICE
November 20, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Baltimore County
Item #177
Property Owner: Crown Stations, Incorporated
Location: SW/S Yeoho Rd.
Existing Zoning: B.L.
CNS
Proposed Zoning: Var. to allow a free standing replacement, double-faced ID sign of 181.3 in lieu of the allowable 100'
Area: 1.27 acres
District: 9th

Att: James Dyer

Dear Mr. Jablon:

The State Highway Administration is providing comments for the Crown Station located on the westside York Road, Maryland Route 45, south of Stevenson Lane; be advised the location in Item #177 is in error with the site plan.

The submittal has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (659-1642) for all comments relative to zoning.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle
M. Stein w/att.

My telephone number is 301-333-1350
Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

December 2, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 177 Zoning Advisory Committee Meeting are as follows:

Property Owner: Crown Stations, Inc.
Location: SW/S Yeoho Road, 1050 feet SE of Dunhill Road
District: 9th.

APPLICABLE TYPES ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building Code and Aged (A.B.C. #17-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Waterway. Please see the attached copy of Section 516-0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the first floor levels including basement.
- Comments: Signs shall comply with Article 19 and the amendments of Council Bill #17-85.
- These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Dyer
Ch. E. Dyer, Dir.
Building Plans Review

1/22/86

MICROFILMED



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

DECEMBER 18, 1986

Re: Zoning Advisory Meeting of November 18, 1986
Item # 177
Property Owner: Crown Stations, Inc.
Location: SW/S Yeoho Rd. 1050' SE of Dunhill Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "X" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: _____

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

MICROFILMED



BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. REINCKE
CHIEF

November 24, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Crown Stations, Inc.

Location: SW/S Yeoho Road, 1050' SE of Dunhill Road

Item No.: 177

Zoning Agenda: Meeting of 11/18/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Noted and
Approved: _____
Planning Group
Special Inspection Division

John F. O'Neill
Fire Prevention Bureau

/mb

MICROFILMED

7/9/87

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SW/cor. York Road and * DEPUTY ZONING COMMISSIONER
Stevenson Lane * OF BALTIMORE COUNTY
(7210 York Road) *
9th Election District * Case No. 87-292-A
Crown Stations, Inc. *
Petitioner *

The Petitioner herein requests a variance to permit a replacement, free-standing, double-faced identification sign of 181.3 sq.ft. in lieu of the permitted 100 sq.ft.

Evidence proffered by the attorney for the Petitioner indicated that the above-referenced site is occupied by an existing Crown Service Station using a free-standing identification sign of 140 sq.ft. (both sides) mounted on a single pole. As a part of the process of renovating the site and installing new landscaping, a new style, twin column replacement sign is proposed. The existing sign enjoys a non-conforming setback; the replacement sign will meet the setback requirements of the Baltimore County Zoning Regulations (BCZR). An identical Crown logo will be used and the price boxes will be increased slightly, all as indicated on the plan submitted, prepared by Richard B. Morris, revised 11/6/86 and identified as Petitioner's Exhibit 1. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

December 15, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 177 -ZAC- Meeting of November 18, 1986
Property Owner: Crown Stations, Inc.
Location: S.W. corner of York Road & Stevenson Lane
Existing Zoning: B.L. - CNS
Proposed Zoning: Variance to allow a free standing replacement, double-faced ID sign of 181.3 square feet in lieu of the allowable 100 square feet
Area: 1.27 acres
District: 9th Election District

Dear Mr. Jablon:

Mr. Jeffrey Dreyer of the Bureau of Engineering has requested that we make the following comments:

1. Remove the existing sign from the York Road right-of-way.
2. Remove the light from the Stevenson Lane right-of-way.
3. Show the proposed intersection improvements according to the Public Work #86-731.
4. Show the proper entrance location on Stevenson Lane.

The Department of Traffic Engineering has no comment for the requested sign variance.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:tt

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 20, 1987

Andrew Lapayowker, Esquire
P.O. Box 1168
Baltimore, Maryland 21203

RE: Petitions for Zoning Variance:

SW/cor. of York Road and Stevenson Lane
(7210 York Road) 9th Election District
Crown Stations, Inc., Case No. 87-292-A

S/S Baltimore National Pike, 250' W Charing Cross Road
(5217 Baltimore National Pike) 1st Election District
Crown Stations, Inc., Case No. 87-293-A

NW/cor. Frederick Road and Delrey Avenue
1st Election District
Crown Stations, Inc., Case No. 87-294-A

Dear Mr. Lapayowker:

Enclosed please find a copy of the decision rendered in the above-referenced cases. Your Petitions for Zoning Variance have been Granted in accordance with the attached Orders.

If you have any questions on the subject, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: B. F. Mannion, Real Estate Representative
Crown Central Petroleum Corporation
1 N. Charles Street
Baltimore, Maryland 21201

People's Counsel

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20th day of January, 1987, that the herein request for a variance to permit a replacement, free-standing, double-faced identification sign of 181.3 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED from and after the date of this Order.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 1/20/87
By [Signature]

ITEM # 177

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/Corner of York Rd. & :
Stevenson La. (7210 York Rd.) : OF BALTIMORE COUNTY
9th District :
CROWN STATIONS, INC., Petitioner : Case No. 87-292-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Andrew Lapayowker, Esquire, P. O. Box 1168, Baltimore, MD 21203, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
January 7, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Andrew Lapayowker, Esquire
Crown Central Petroleum Corporation
P.O. Box 1168
Baltimore, Maryland 21203

RE: PETITION FOR ZONING VARIANCE
SW/cor. York Rd. and Stevenson La.
(7210 York Rd.)
9th Election District
Crown Stations, Inc. - Petitioner
Case No. 87-292-A

Dear Mr. Lapayowker:

This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the following address:
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025791

DATE	1/12/87	ACCOUNT	R-01-117-00
3 SIGNS & POSTS	AMOUNT	\$ 137.05	
RETURNED	FROM	Crown Central Petroleum Corporation, P.O. Box 1168, Balto., Md. 21203	
RECEIVED	FOR	ADVERTISING & POSTING COSTS RE CASE NOS. 87-292-A, 87-293-A, and 87-294-A	
VALIDATION OR SIGNATURE OF CASHIER			

MICROFILMED

PETITION FOR ZONING VARIANCE
9th Election District
Case No. 87-292-A

LOCATION: Southwest Corner of York Road and Stevenson Lane
(7210 York Road)

DATE AND TIME: Tuesday, January 13, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a free-standing replacement, double-faced I.D. sign of 181.3 square feet in lieu of the permitted 100 square feet

Being the property of Crown Stations, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED

BOUNDARY DESCRIPTION
Crown Station MD-27
York Road at Stevenson Road
Towson, Maryland

Beginning from a point formed by the intersection of the southern right-of-way line of Stevenson Lane with the western right-of-way line of York Road and running:

- 1) South 19° 27' 00" West 100.0 feet to a point, thence
- 2) North 88° 43' 00" West 150.0 feet to a point, thence
- 3) North 19° 27' 00" East 96.42 feet to a point at the southern right-of-way line of Stevenson Road thence binding on said right-of-way line
- 4) North 89° 56' 00" East 151.21 feet to the point of beginning

Containing 14,010 sq. ft. Also known as 7210 York Road.

OFFICE COPY
MICROFILMED

7/9/87

Andrew Lapayowker, Esquire
Crown Central Petroleum Corporation
P.O. Box 1168
Baltimore, Maryland 21203

Deember 12, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/cor. York Rd. and Stevenson La.
(7210 York Rd.)
9th Election District
Crown Stations, Inc. - Petitioner
Case No. 87-292-A

TIME: 9:30 a.m.

DATE: Tuesday, January 13, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland


Zoning Commissioner
of Baltimore County

AJ:med

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025656

DATE 11/5/86 ACCOUNT 01.615-000

AMOUNT \$ 100.00

RECEIVED FROM: Crown

FOR: Variance # 177
York & Stevenson La.
B 8207*****1000013 00564

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 25, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 25, 1986.

THE JEFFERSONIAN,



Publisher

Cost of Advertising

24.75

MICROFILMED

PETITION FOR
ZONING VARIANCE
9th Election District
Case No. 87-292-A

LOCATION: Southwest Corner of York Road and Stevenson Lane (7210 York Road)
DATE AND TIME: Tuesday, January 13, 1987, at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit a free-standing replacement, double-faced I.D. sign of 181.3 square feet in lieu of the permitted 100 square feet.

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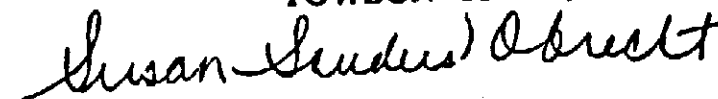
By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
12/24/86 Dec. 25.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 24, 1986.

TOWSON TIMES,



Publisher

38.25

MICROFILMED

PETITION FOR
ZONING VARIANCE
9th Election District
Case No. 87-292-A

LOCATION: Southwest Corner of York Road and Stevenson Lane (7210 York Road)
DATE AND TIME: Tuesday, January 13, 1987, at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit a free-standing replacement, double-faced I.D. sign of 181.3 square feet in lieu of the permitted 100 square feet.

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
84204-182152 Dec. 24

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

87-292-A

District 9th

Date of Posting 12-28-86

Posted for: Variance

Petitioner: Crown Stations, Inc.

Location of property: SW/Corner of York Rd. and Stevenson La.

Location of Signs: SW/Corner of York Road and Stevenson Lane

Remarks:

Posted by: 

Date of return: 12-30-86

Number of Signs: 1

MICROFILMED

ZONING STATUS

EXISTING ZONING: PARCEL #1 B/L

EXISTING DISTRICT: CNS

AREA REQUIREMENTS

2 # DISPENSER ISLANDS WITH 8 # PUMP-REMOVING DISPENSERS CAPABLE OF SERVING 4 CARS AT ANY ONE TIME.

TOTAL SERVICING SPACES 4
TOTAL SERVICING BAYS 0
TOTAL BAYS & SPACES 4

SITE AREA REQUIRED TOTAL BAYS & SPACES 4 # = 1500 SQUARE FEET = 4000 SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.

PROPOSED ANCILLARY & VENDING: ANTI-FREEZE, OIL, CIGARETTE, R/D

ADDITIONAL AREA REQUIRED NONE

PROPOSED COMBINATION USES NONE

ADDITIONAL AREA REQUIRED NONE

TOTAL AREA REQUIRED 6,000

TOTAL AREA OF TRACT 14,010

ACCESS POINTS

NUMBER OF DRIVEWAYS ON FRONT STREET 2 TIMES 65 = 130

(REQUIRED WIDTH)
ACTUAL SITE WIDTH 100.00'

LANDSCAPING

AREA "A" = 83 SQUARE FEET AREA "C" = SQUARE FEET

AREA "B" = 1820 SQUARE FEET AREA "D" = SQUARE FEET

TOTAL 1903 SQ. FT. = 26 % OF TRACT

5% OF TRACT 700 SQ. FT. LANDSCAPING CONSISTS OF (DESCRIPTION) ASTROTUFF & CRUSHED GRAVE

LIGHTING

5 # TYPE R-4 FLUORESCENT HEIGHT 16' POLE W/ 12' ARM (DESCRIPTION)

(2) TYPE HEIGHT (DESCRIPTION)

PARKING

PARKING SPACES REQUIRED THREE FOR EACH BAY NONE

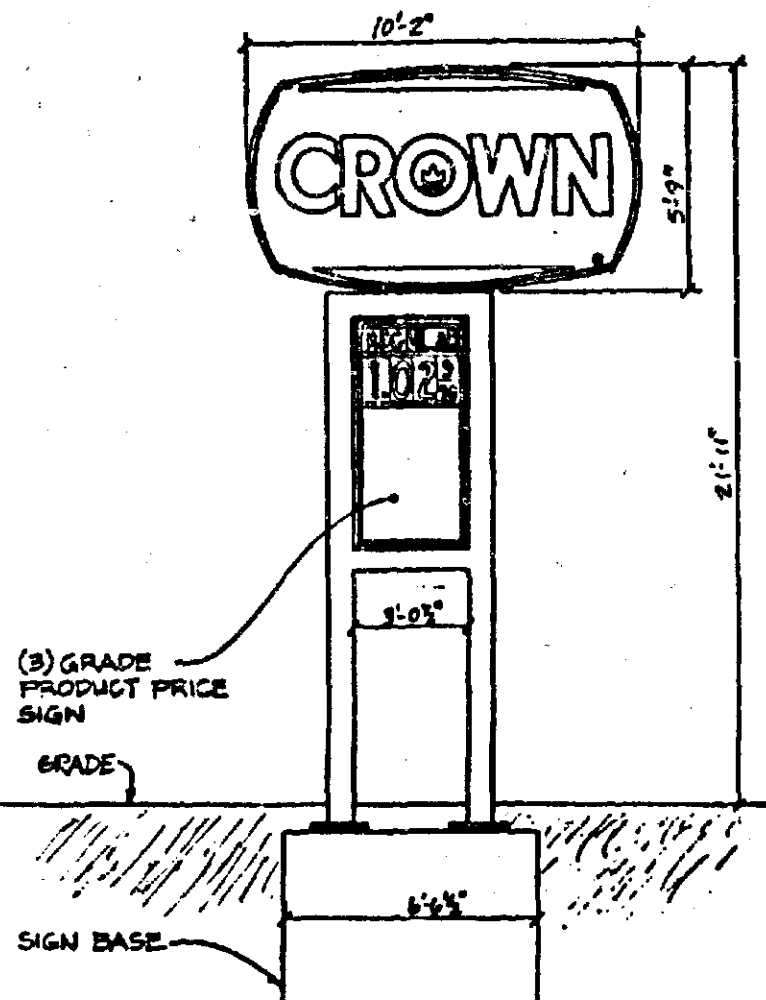
PARKING SPACES PROVIDED NONE

(ALL PARKING MUST BE SET BACK 5 FEET FROM STREET PROPERTY LINE)

NOTE: NO INDUSTRIAL WATER WILL BE USED OR INDUSTRIAL WASTE WATER DISCHARGED FROM THIS STATION.

9th ELECTION DISTRICT

1D SIGN	104.3
PRICE SIGN	86.0
STRUCTURE	41.0
TOTAL PROPOSED	191.3
SQ. FT.	



ZONED R-6

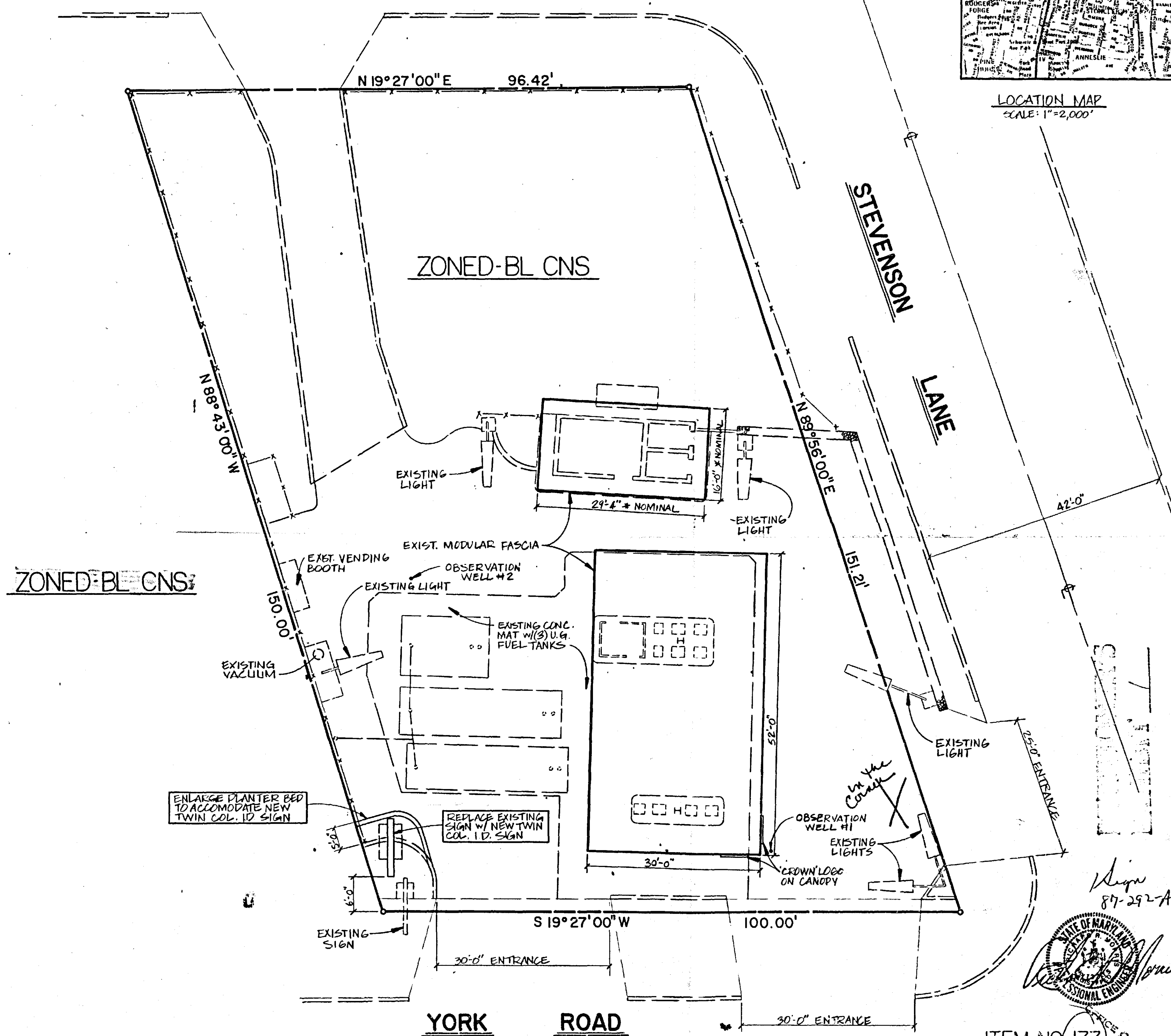
OLD TRAIL

ZONED-BL CNS

ZONED-BL CNS

STEVENS LANE


YORK ROAD



LOCATION MAP
SCALE: 1"=2,000'

Sign
87-292-A
Professional Engineer
STATE OF MARYLAND
Professional Engineer
J. J. J. J.

ITEM NO. 177

			CROWN CENTRAL PETROLEUM CORPORATION		
			 PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS		
			GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1168 • BALTIMORE, MARYLAND 21203		
			PLOT PLAN OF S/S MD-27		
			7210 YORK RD.		
			BALTIMORE, MD. 21212		
3 11-8-86			CHANGED ARROW DIRECTION, ALTER ITEM NO.		
2 10-8-86			ENLARGED PLANTER, ADDED TWIN COL. SIGN		
1 9-22-86			REMOVED NOTE TO INSTALL FASCIA		
REV. NO.	DATE	DESCRIPTION	SCALE: 1"=10'-0"	DATE: 8-23-85	STATION NUMBER: MD-27
	REVISIONS		DRAWN BY: R.S.	CHECKED BY:	DRAWING NUMBER: CCD-6907R
					REV. NO. 3

MICROFILMED